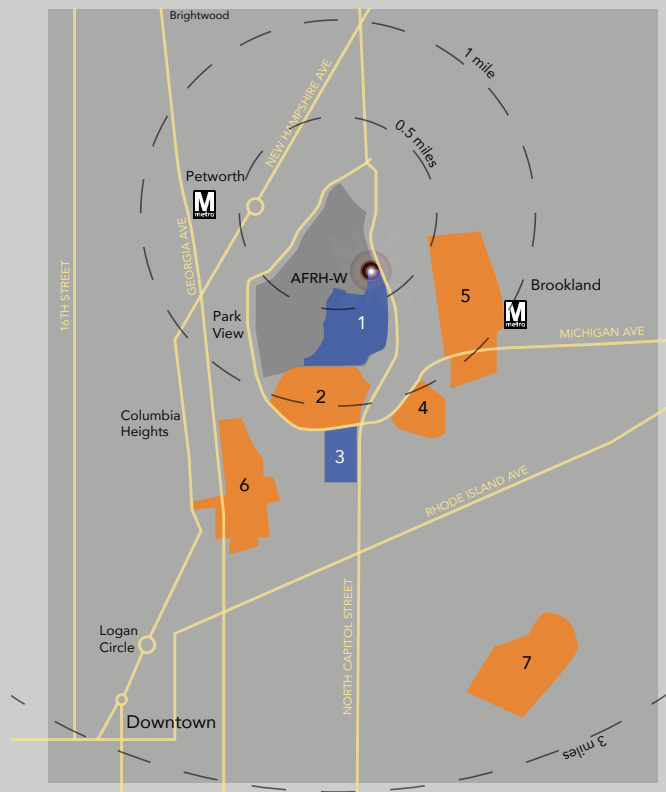




A move-in-ready or redevelopment opportunity in a unique campus setting with proximity to prominent institutions and thriving communities.



- | | |
|--|---|
| 1 - Future AFRH-W Redevelopment | 4 - Trinity Washington University |
| 2 - Washington Hospital Center
Children's Hospital
VA Hospital | 5 - The Catholic University
of America |
| 3 - Future McMillan Redevelopment | 6 - Howard University |
| | 7 - Gallaudet University |

HEATING PLANT

Armed Forces Retirement Home
3700 North Capitol Street, NW
Washington, DC 20011



For more information on the redevelopment potential of the Heating Plant at AFRH-W please contact:

Grace Dant
AFRH Corporate Facilities Office
(202) 541-7548
grace.dant@afrh.gov

HEATING PLANT

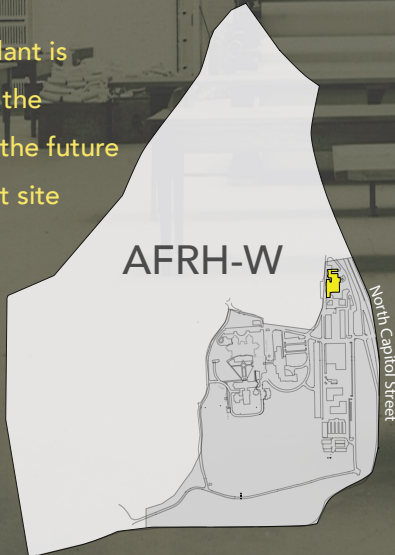


THE HEATING PLANT

at the Armed Forces Retirement Home in Washington, DC is a historic utility building that offers developers and tenants a unique opportunity for lease or redevelopment within a secure federal campus.

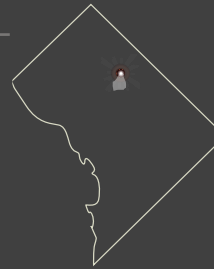
- » Recently decommissioned and move-in ready.
- » Close proximity to universities, hospitals, future development sites, and growing neighborhoods.
- » Industrial architecture within an attractive campus setting.
- » Controlled access facility.

The Heating Plant is located within the boundaries of the future redevelopment site at AFRH-W.



DESCRIPTION

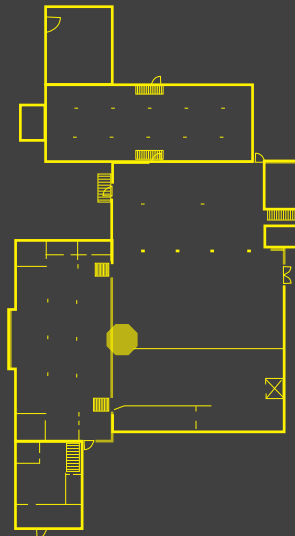
CONSTRUCTION	1910
ORIGINAL USE	Steam heat plant
CURRENT USE	Vacant
BUILDING AREA	33,372 ft ² (gross)
OWNERSHIP	Federal
DESIGNATIONS	AFRH-W Historic District



FEATURES

- » Perimeter site on a secure federal campus
- » Dedicated adjacent surface parking
- » Easy vehicular access to North Capitol Street
- » Three stories plus mezzanine
- » Open interior spaces
- » Ample natural light

BUILDING FOOTPRINT



POTENTIAL

- » Cogeneration plant or other utility
- » Industrial uses
- » Warehouse/storage
- » Adaptive reuse

A functioning steam heat plant fitted with modern equipment including 3 English Boilers.

	Max Steaming Capacity
Boiler 1	45,000 LB/HR
Boiler 2	45,000 LB/HR
Boiler 3	30,000 LB/HR